

**2300-2360 ODDIE BLVD**

# Evergreen Plaza

SPARKS, NV 89431

**RETAIL**

**1,733-29,940 SF**

**FOR LEASE**

**YOUR NAME HERE**



**CORFAC**  
INTERNATIONAL

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S.29033



# 2300-2360 ODDIE BLVD Evergreen Plaza

SPARKS, NV 89431



SUITE 2300	<b>25,000 SF</b>
SUITE 2304	<b>1,733 SF</b>
SUITE 2310	<b>2,000 SF</b>
SUITE 2350	<b>29,940 SF</b> Availability January 2026

LEASE RATE / PSF | Negotiable

LEASE TYPE | Full Service

ZONING | PD  
PLANNED DEVELOPMENT



AREA MAP



EL RANCHO DR



ODDIE BLVD

EVERGREEN PLAZA

TEGLIA'S PARADISE PARK

PARADISE PLAZA



Evergreen Plaza  
DEMOGRAPHICS



3 miles  
121,277

5 miles  
265,658



**SUITE 2304**



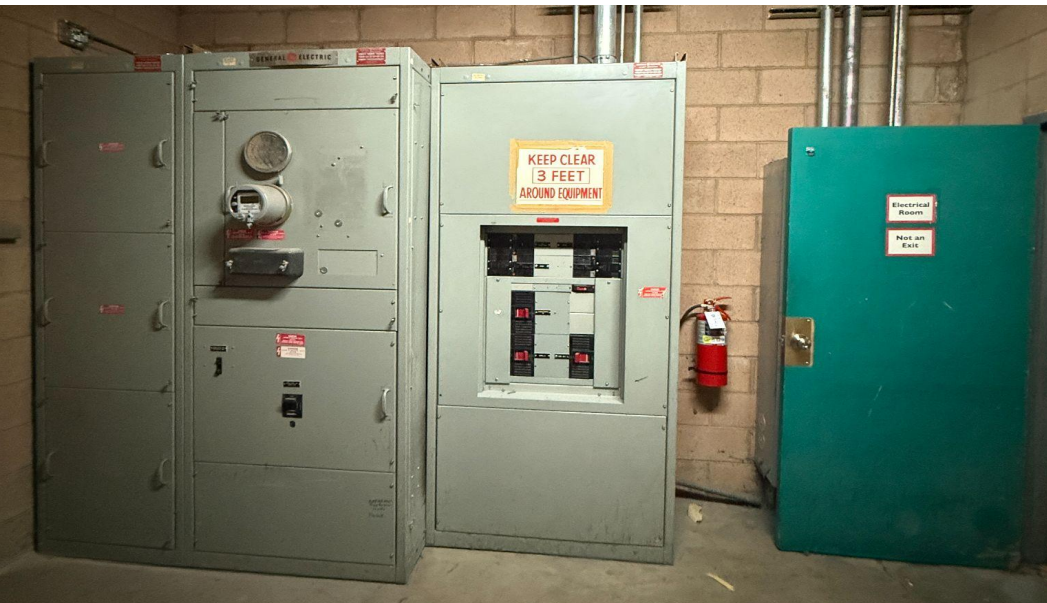
**SUITE 2304**

- 1,733 SF
- Recently updated paint and flooring
- Space features private offices and a reception area
- Ideal for salon, massage, or office



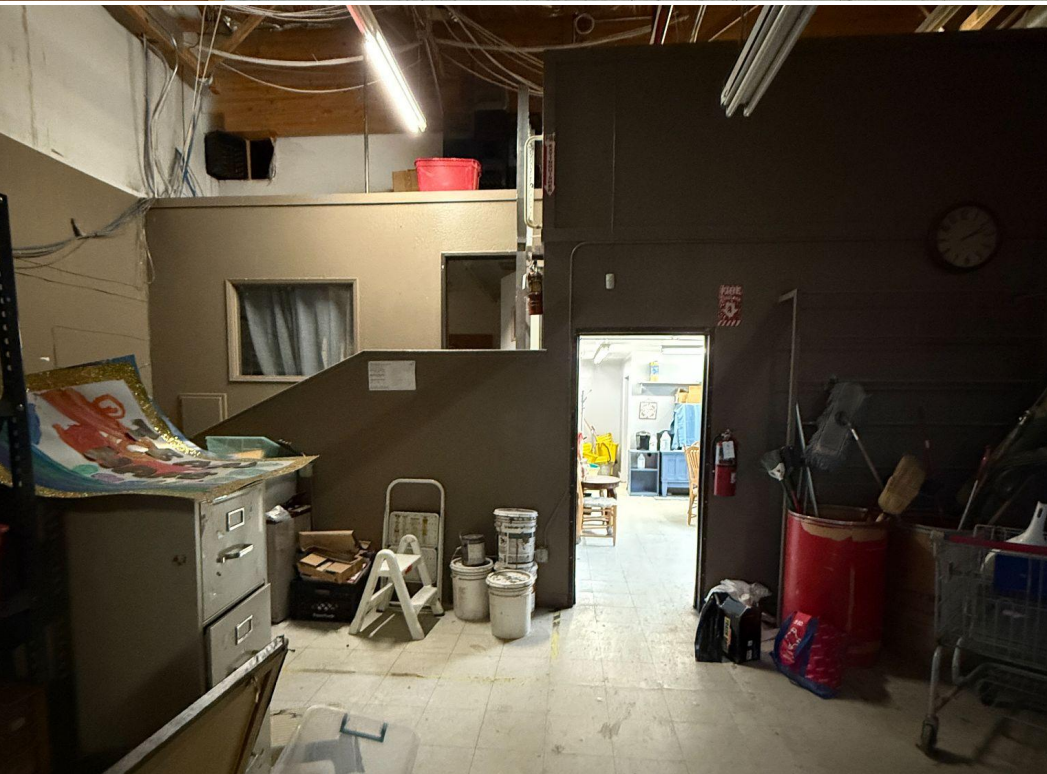
## SUITE 2350

- 29,940 SF
- 3 Roll-up doors measuring (1) 9 ft x 7.5 ft (2) 8 ft x 7.5 ft
- 2 Mezzanine Storage areas
- Dock receiving area
- Availability 1/1/2026





SUITE 2350





## NORTHERN NEVADA A Smart Choice for Growth

### HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states  
for best business tax  
climate and business  
incentives.

TESLA

EdgeCore  
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its  
logistics

REDWOOD  
MATERIALS



**19K**  
UNDERGRADUATE  
STUDENTS

**23K**  
TOTAL  
STUDENTS

**4K**  
GRADUATE  
STUDENTS

R1 - University for Research by Carnegie Classifications



**20** MINUTES  
TAHOE RENO  
INDUST. CENTER



**"Super-Loop"**  
Fiber Network  
IN PROGRESS



America's  
**DATA & TECH**  
Growth Frontier



**22** MINUTES  
Commute Time



### WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



**3.5** HOURS  
TO BAY AREA



**2** HOURS  
TO SACRAMENTO



**NEVADA LITHIUM LOOP**  
Closed-loop system for lithium  
extraction, processing, and  
battery material recycling to  
support sustainable domestic  
EV supply chains.

Recognized by *US News* for being the No. 7  
across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation,  
according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)





## Business Assistance Programs



Sales, Use &  
Modified  
Business Tax  
Abatements



Incentives for  
Equipment,  
Property &  
Recycling



Specialized  
Programs for  
Data Centers and  
Aviation

## Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

### Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

## Nevada Tax Climate

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



## NORTHERN NEVADA TOP COMPANIES

**5.4M SF**

Tesla Gigafactory

**1.3M SF**

7.2M SF Planned  
Switch Campus



ORMAT



STATE OF  
NEVADA



switch



CAESARS  
ENTERTAINMENT.



INSURANCE



AMERCO



SNC  
SIERRA  
NEVADA  
CORPORATION



Renown  
HEALTH



its  
logistics



MONARCH  
CASINO RESORT SPA • BLACK HAWK



## TAX COMPARISONS

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



# WHY RENO?

## LIVABILITY FACTORS



### TOP 5 SUNNIEST CITIES

300 Days of sun annually



### 87 PARKS

With over 3,800 Acres of public recreational land within the city



### 18 SKI RESORTS

Within 1 hour



### 50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours



### ANNUAL EVENTS



Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Riverfest

Artown

**"Voted #1 Best Small City in the United States"**

*According to bestcities.org*

**"25 of America's best towns ever"**

*According to Outside Magazine*

**"Voted #4 Best Large City in the United States"**

*Ranked for Best Performing Large  
City by Milken Institute*

**"Ranked #6 for State Economic Growth"**

*According to US News*

**"Voted #9 for Best Places to Live for Quality  
of Life in the U.S. in 2022-2023"**

*According to usnews.com*

**"Reno the #2 market for companies relocating  
from California after Austin, Texas."**

*According to Bureau of Labor Statistics*

**"Voted the Happiest City in America for 2023"**

*According to Outside Magazine*



**15**

MINUTES  
COMMUTE TIME



**35**

MINUTES  
TO TRUCKEE



**50**

MINUTES  
TO LAKE TAHOE



**3**

HOURS  
TO BAY AREA





## GARY TREMAINE

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